

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Noble Metropolitan Housing Authority

PHA Number: OH069

PHA Fiscal Year Beginning: 04/2003

PHA Plan Contact Information:

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Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- X Main administrative office of the PHA
 PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- X Main administrative office of the PHA
 PHA development management offices
- X Main administrative office of the local, county or State government
 Public library
 PHA website
 Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- X Main business office of the PHA
 PHA development management offices
- X Other (list below)
 PHA local office by appointment

PHA Programs Administered:

- X Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan Fiscal Year 2001

[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available

for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The Noble Metropolitan Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following Mission Statement to guide the activities of the Noble Metropolitan Housing Authority:

The mission of the Noble Metropolitan Housing Authority is to be the leader in making excellent affordable housing available for low and moderate-income persons through effective management and the wise stewardship of public funds. Noble Metropolitan Housing Authority will also partner with our residents and others to enhance the quality of life in our communities.

We have also adopted the following goals and objectives for the next five years.

The goals and objectives adopted by the Noble Metropolitan Housing Authority are:

Goal One: Manage the Noble Metropolitan Housing Authority in a manner that results in full compliance with applicable statutes and regulations as defined by program audit findings.

Objectives:

1. HUD shall recognize the Noble Metropolitan Housing Authority as a high performer by December 31, 2004.
2. The Noble Metropolitan Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.
3. The Noble Metropolitan Housing Authority shall achieve and sustain an occupancy rate of 95-98% by December 31, 2004.

Goal Two: Provide a safe and secure environment in the Noble Metropolitan Housing Authority's public housing developments.

Objectives:

1. The Noble Metropolitan Housing Authority shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood by December 31, 2004.
2. The Noble Metropolitan Housing Authority shall reduce its evictions due to violations of criminal laws by 5% by December 31, 2004, through aggressive

screening procedures.

Goal Three: Expand the range and quality of housing choices available to participants in the Noble Metropolitan Housing Authority's tenant-based assistance program.

Objectives:

1. The Noble Metropolitan Housing Authority shall establish a program to help people use its tenant-based program to become homeowners by December 31, 2004.
2. The Noble Metropolitan Housing Authority shall achieve and sustain a utilization rate of 95-98% by December 31, 2004, in its tenant-based program.
3. The Noble Metropolitan Housing Authority shall attract 30 new landlords who want to participate in the program by December 31, 2004.

***The progress made this year is that the NMHA attracted 3 new landlords through staff outreach. NMHA's utilization rate for this year is 100.11%.**

Goal Four: Adapt the Noble Metropolitan Housing Authority's housing stock and program resources to more closely meet the housing needs and markets identified in our needs assessment.

Objectives:

1. The Noble Metropolitan Housing Authority shall build or acquire 5 new rental affordable housing units for the residents of our community by December 31, 2004.
2. The Noble Metropolitan Housing Authority shall assist 1 family move from renting to homeownership by December 31, 2004.

Goal Five: Enhance the marketability of the Noble Metropolitan Housing Authority's public housing units.

Objectives:

1. The Noble Metropolitan Housing Authority shall achieve a level of customer satisfaction that gives the agency the highest possible score in this element of the Public Housing Assessment System.
2. The Noble Metropolitan Housing Authority shall achieve proper curb appeal for its public housing developments by improving its landscaping, keeping its grass trimmed, making the properties litter free by December 31, 2004.
3. The Noble Metropolitan Housing Authority shall become a more customer-

oriented organization.

***The progress made on this goal this year is that the NMHA has improved its curb appeal in both of its developments by way of additional landscaping this year. Additionally, the residents are very pleased with quality of customer service they receive.**

Goal Six: Deliver timely and high quality maintenance service to the residents of the Noble Metropolitan Housing Authority.

Objectives:

1. The Noble Metropolitan Housing Authority shall create and implement a preventive maintenance plan by December 31, 2000.
2. The Noble Metropolitan Housing Authority shall create an appealing, up-to- date environment in its developments by December 31, 2004.

Goal Seven: Operate the Noble Metropolitan Housing Authority in full compliance with all Equal Opportunity laws and regulations.

Objectives:

1. The Noble Metropolitan Housing Authority shall mix its public housing development populations as much as possible with respect to ethnicity, race, and income.

Goal Eight: Enhance the image of public housing in our community.

Objectives: The Noble Metropolitan Housing Authority shall ensure that there are at least two positive news releases a year in the local media about the Housing Authority or one of its residents.

Goal Nine: Improve economic opportunity (self-sufficiency) for the families and individuals who reside in our housing.

Objectives:

1. Apply to at least one appropriate foundation for grant funds by 2004.
2. The Noble Metropolitan Housing Authority's community centers shall be more effectively utilized to provide resident services as measured by increasing their utilization to 50% of the time by December 31, 2004.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan:

- In our Section 8 Program, we have adopted as preferences, a preference for veterans. In our Public Housing Program, we offer a preference for veterans.
- We have adopted an aggressive screening policy for public housing to ensure to the best of our ability that new admissions will be good neighbors. In our Section 8 Program, we are sharing with landlords, to the fullest extent allowable, information on file pertinent to the rental history of applicants. Our screening and sharing practices will meet all fair housing requirements.
- Applicants will be selected from the waiting list by preference and in order of the date and time they applied.
- We have established a minimum rent of \$0 in public housing and Section 8.
- In an attempt to encourage work and advancement in the workplace, we are only requiring interim recertifications if Section 8 participants have a 25% increase in income.
- We have considered comments from our Resident Advisory Board.

In summary, we are on course to improve the condition of affordable housing in Noble County.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The Noble Metropolitan Housing Authority (NMHA) has made the following changes to its Section 8 Administrative Plan this year:

1. NMHA increased the Payment Standard to 110% of the FMR.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 43,967

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to next component ; if “yes”, complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition Disposition
3. Application status (select one) Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: •••••
6. Coverage of action (select one) Part of the development Total development
7. Relocation resources (select all that apply) Section 8 for ••••• units Public housing for ••••• units Preference for admission to other public housing or section 8 Other housing for ••••• units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____
- C. Yes ☒ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached at Attachment (File name) F
3. In what manner did the PHA address those comments? (select all that apply)
 - ☐ The PHA changed portions of the PHA Plan in response to comments
 - ☐ A list of these changes is included
 - ☐ Yes ☐ No: below or
 - ☐ Yes ☐ No: at the end of the RAB Comments in Attachment ____.
 - ☒ X Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment F.
 - ☐ Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: Noble County
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - ☒ X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - ☒ X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - ☐ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
 - ☐ Other: (list below)
3. PHA Requests for support from the Consolidated Plan Agency
 - ☒ Yes ☐ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing

residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The local government will continue to work with the Noble Metropolitan Housing Authority in efforts to meet the housing needs of extremely low to low income households in the jurisdiction.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

The Noble Metropolitan Housing Authority has, in conjunction with the Resident Advisory Board, developed the following definitions, as required by 24 CFR 903.7 (r)

“Substantial deviation” from the Agency’s Five-Year Plan will include:

*Any change to the Agency’s Mission Statement.

*Any change to or deletion of a goal or objective that is included in the PHA Five-Year Plan.

B. Significant Amendment or Modification to the Annual Plan:

Significant Amendment or Modification to the Agency’s Five Year or Annual Plan is defined as follows:

*Changes to rent or admission policies

*Changes to tenant selection criteria

*Changes to the current Grievance or Informal Hearing Procedures

*Changes to the current Community Service Program

NOTE: Any regulatory changes will be made to any PHA policies or procedures as a matter of ongoing administration and will not be considered to constitute a significant amendment or modification for purposes of the PHA Agency Plan.

Attachment A

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
N/A	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers in Public Housing check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
N/A	Schedule of flat rents offered at each public housing development check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any required policies governing any Section 8 special housing types X check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership

X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	PHDEP-related documentation: <ul style="list-style-type: none"> Baseline law enforcement services for public housing developments assisted under the PHDEP plan; Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; Coordination with other law enforcement efforts; Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) X check here if included in the public housing A & O Policy	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X X X X X X X X X	Other supporting documents (optional) Resident Member on the PHA Advisory Board – Attachment D Membership of the RAB – Attachment E Comments of RAB – Attachment F Community Service Policy – Attachment H Deconcentration and Income Mixing – Attachment I Pet Policy Comment – Attachment J Voluntary Conversion Worksheet – Attachment G Progress on Annual Goals – Denoted by * on pages 1, 2 and 3 of	Annual Plan: Community Service Policy
<div> <div>HUD 50075</div> <div>OMB Approval No: 2577-0226</div> <div>Expires: 03/31/2002</div> </div>		

<u>ATTACHMENT B</u>				
Annual Statement/Performance and Evaluation Report				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/				
PHA Name: Noble Metropolitan Housing Authority		Grant Type and Number Capital Fund Program: • • • • • Capital Fund Program Replacement Housing Factor Grant No: • • • • •		
Original Annual Statement		Reserve for Disasters/ Emergencies Revised Annual St		
Performance and Evaluation Report for Period Ending: • • • • •		Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		
		Original	Revised	
1	Total non-CFP Funds			
2	1406 Operations	6071	6071	
3	1408 Management Improvements	0	4657	
4	1410 Administration	4396	4396	
5	1411 Audit			
6	1415 liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement	10000	8000	
10	1460 Dwelling Structures	6000	4000	
11	1465.1 Dwelling Equipment—Nonexpendable	4000	3000	
12	1470 Nondwelling Structures			
13	1475 Nondwelling Equipment	13500	13843	
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs			
18	1498 Mod Used for Development			
19	1502 Contingency			
20	Amount of Annual Grant: (sum of lines 2-19)	43967	43967	
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Compliance			
23	Amount of line 20 Related to Security			
24	Amount of line 20 Related to Energy Conservation Measures			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP)
Part II: Supporting Pages

PHA Name: Noble Metropolitan Housing Authority		Grant Type and Number Capital Fund Program #: OH16PO6950202 Capital Fund Program Replacement Housing Factor #: • • • • •			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Original	Revised
HA-WIDE	HTVN	1408		4657	
“	ADMIN	1410		4396	
“	COMPUTER UPGRADE	1475		6043	
OH69-1	LANDSCAPING	1450		4000	
“	A/C	1465		1000	
OH69-1	CONCRETE REPLACEMENT	1450		3000	
OH69-2	LANDSCAPING	1450		1000	
“	FLOOR COVERING	1460		2000	
“	PAINTING AND DRYWALL	1460		1000	
“	BATH RENOVATION	1460		1000	
OH69-1,2	APPLIANCES	1465		2000	
HA-WIDE	OPERATIONS	1406		6071	
HA-WIDE	COPIER LEASE	1475		7800	

A

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP)
Part III: Implementation Schedule

PHA Name:		Grant Type and Number Capital Fund Program #: • • • • • Capital Fund Program Replacement Housing Factor #: • • • • •					Federal
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	03/31/04			09/30/04			
OH69-1,2	03/31/04			09/30/04			

[illegible]

ATTACHMENT C

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
Original statement	Revised statement	
Development Number	Development Name (or indicate PHA wide)	
OH69	PHA-WIDE	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
HTVN	23285	2003
HAB	25000	2004
MAINT. EQUIPMENT	4500	2004
A&E FEES	6000	2003
STAFF TRAINING	1500	2003
OPERATIONS	21500	2003
COMPUTER UPGRADES	15000	2003
Total estimated cost over next 5 years	92285	

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
Original statement		Revised statement
Development Number	Development Name (or indicate PHA wide)	
OH69-01	WILLOW ARMS	
Description of Needed Physical Improvements or Management Improvements		Estimated Cost
LANDSCAPING		6250
A/C		10000
LIGHTING FIXTURES		2240
PAINTING		4750
APPLIANCES		8500
FLOOR COVERING		18950
LAUNDRY EQUIPMENT		1500
ROOF		10000
CONCRETE REPLACEMENT		20000
CEILING MOULDING		1500
Total estimated cost over next 5 years		83690
		Planned Start Date (HA Fiscal Year)
		2003
		2003
		2004
		2003
		2003
		2003
		2004
		2005
		2003
		2003

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years.
Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
Original statement	Revised statement	
Development Number	Development Name (or indicate PHA wide)	
OH69-02	CEDAR COVE	
Description of Needed Physical Improvements or Management Improvements		Planned Start Date (HA Fiscal Year)
CONCRETE REPLACEMENT		2003
LANDSCAPING		2003
WATER TANKS		2003
ROOF ON 8 UNITS		2007
FLOOR COVERING		2003
INTERIOR DOORS		2003
BATH RENOVATION		2003
APPLIANCES		2003
PAINTING		2003
Total estimated cost over next 5 years		71050

PHA Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Section 1: General Information/History

A. Amount of PHDEP Grant \$_____

B. Eligibility type (Indicate with an “x”) N1_____ N2_____

R_____

C. FFY in which funding is requested _____

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

12 Months_____ **18 Months**_____ **24 Months**_____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY 1995						
FY 1996						
FY 1997						
FY 1998						
FY 1999						

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FFY _____ PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	

TOTAL PHDEP FUNDING	
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C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 – Reimbursement of Law Enforcement							Total PHDEP Funding: \$
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	HEDE Funding	Other Funding (Amount/Source)	
1.							
2.							
3.							

9115 - Special Initiative							Total PHDEP Funding: \$
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	
1.							
2.							
3.							

9116 - Gun Buyback TA Match							Total PHDEP Funding: \$
Goal(s)							
Objectives							
Proposed Activities	# of Person Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	
1.							
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$	
Goal(s)						
Objectives						
Proposed Activities	# of erson Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)
1.						
2.						
3.						

9130 – Employment of Investigators					Total PHDEP Funding: \$	
Goal(s)						
Objectives						
Proposed Activities	# of erson Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)
1.						
2.						
3.						

9140 – Voluntary Tenant Patrol					Total PHDEP Funding: \$	
Goal(s)						
Objectives						
Proposed Activities	# of erson Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)
1.						
2.						
3.						

9150 - Physical Improvements						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of erson Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	
1.							
2.							
3.							

9160 - Drug Prevention						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of erson Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	
1.							
2.							
3.							

9170 - Drug Intervention						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of erson Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	
1.							
2.							
3.							

9180 - Drug Treatment						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of erson Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	
1.							

2.							
3.							

9190 - Other Program Costs						Total PHDEP Funds: \$	
Goal(s)							
Objectives							
Proposed Activities	# of erson Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	
1.							
2.							
3.							

Required Attachment D: Resident Member on the PHA Governing Board

1. ☒ Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:
Marguerite Wikander

B. How was the resident board member selected: (select one)?
Elected
☒ Appointed

C. The term of appointment is (include the date term expires): 5 years. Term ends 09/01/03

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?
the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
Other (explain):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next

position):

Required Attachment E: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Wuanna Brown
Carol Spicer
Michelle Janczarek
Dorothy Crock
Betty Rossiter
Rozella Lucas

Attachment F

Comments of Resident Advisory Board

Overall, the RAB felt the Agency Plan and the goals set were what they should be for Noble County. The RAB appreciates the efforts NMHA has made to increase the curb appeal at our developments. In addition, the RAB believes the NMHA does a good job in providing service to the residents of Noble County. The one negative comment we received was about all of the rule changes the Department of Housing and. Some other comments include:

-All landlords should be made to attend meetings to know what they need to do.

-Landlords should make good on repairs they need to fix.

-Maintenance is very good about getting service requests done. They are friendly and courteous..

Attachment G

Community Service Comment

The Noble Metropolitan Housing Authority has suspended the Community Service requirement based on the FY2002 HUD Appropriation Community Service Requirement.

Attachment H

Component 3, (6) Deconcentration and Income Mixing

Does the PHA have any general occupancy (family) developments covered by the Deconcentration rule? No. If no, this section is complete.

Attachment I

Pet Policy Comment

The Noble Metropolitan Housing Authority has kept the same Pet Policy as submitted last year.